



JUNE 24, 2015

OCEAN BAY (BAYSIDE) APARTMENTS

RENTAL ASSISTANCE DEMONSTRATION



Why Are We Meeting?

- Discuss a NextGen NYCHA Initiative – the Rental Assistance Demonstration (RAD).
- Talk about the benefits of RAD for you and your community.
- Answer your questions about RAD.

Who is NYCHA?

- We are the largest and first chartered PHA in North America
- We are home to over 400,000 New Yorkers in all five boroughs
- We operate over 178,000 apartments in 328 developments
- We manage the nation's largest Section 8 program. Over 220,000 people depend on NYCHA's Section 8 program for their housing.

NYCHA Residents



77,000
SENIORS
62 YEARS OLD OR OLDER



110,000
CHILDREN
UNDER 18 YEARS OLD



40%
OF HEADS OF HOUSEHOLDS
ARE 62 YEARS OLD OR OLDER



25%
OF NYCHA EMPLOYEES
ARE RESIDENTS OF
PUBLIC HOUSING



\$23,000
AVERAGE
HOUSEHOLD
INCOME



61%
ARE EMPLOYED
(OF NON-DISABLED,
WORKING AGE ADULTS)



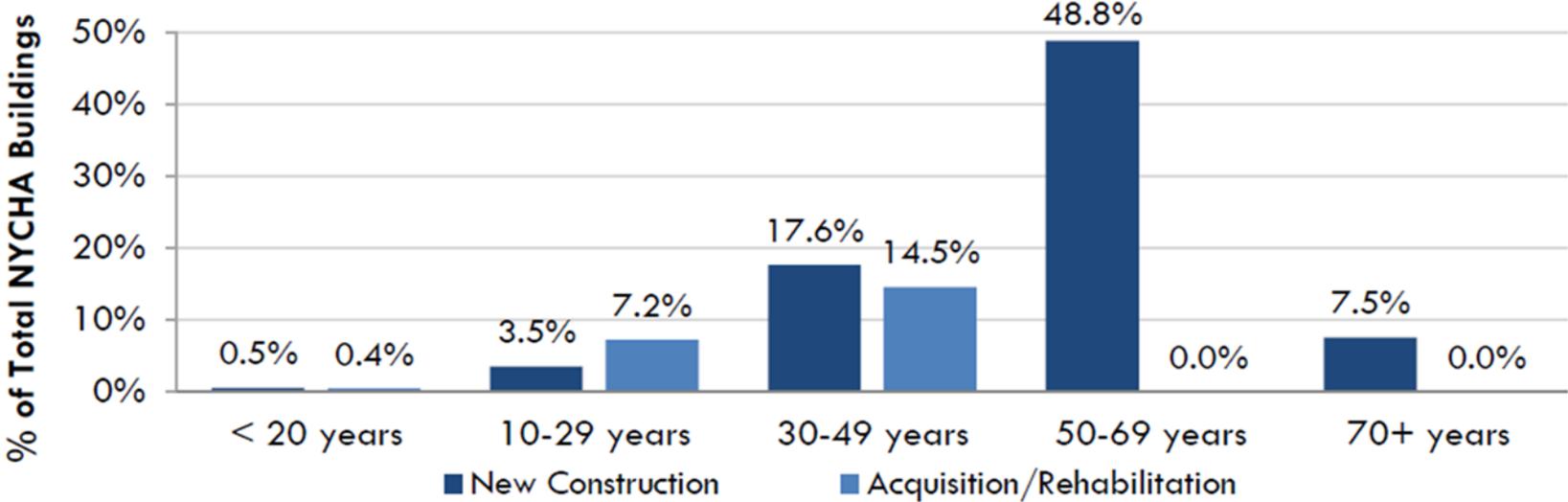
41%
ON FIXED INCOME
(SOC. SEC., SSI, PENSION, OTHER)



12%
RECEIVE PUBLIC
ASSISTANCE

Aging buildings

Figure 2. NYCHA Buildings by Age, 2013



Source: NYCHA's Bluemoon Database, 2013

NextGeneration NYCHA Vision



Safe,
Clean,
and



Connected
Communities

Why NextGeneration NYCHA Now?

- **NYCHA must fundamentally change its model to preserve the precious resource of public housing**
- Aging buildings in need of repair
- Significantly reduced funding from the federal government--- for repairs, supplies & renovations
- Large senior population that is aging in place
- Low-income families in need of affordable housing

NextGeneration NYCHA Goals

Fund:

Achieve short-term financial stability and diversify funding for the long term

Operate:

Be an efficient and effective landlord

(Re)build:

Rebuild, expand and preserve public and affordable housing

Engage:

Develop sustainable resident services and engagement models

RAD Overview

- **RAD program goals as part of NextGen NYCHA:**
 - Safeguard **long-term** housing affordability
 - **Improve** and **modernize** properties
 - **Stabilize** developments by placing them on solid financial footing
 - **Safeguard** your Rights
 - **Provide** you with **mobility** option after transition
- **The benefits include:**
 - Fully **rehabilitate** Oceanbay Bayside
 - Shift to a **more stable** federal funding source
 - Ensuring **permanent affordability**
 - You will never be asked more than 30% of your household income
 - Continuing **resident programming** (Tenant Participation Activity funds)
 - Choice Mobility

Why Does RAD Work at Ocean Bay (Bayside)?

“Building a Better Bayside”



- **Preserve affordable housing**
 - Ocean Bay (Bayside) Apartments has 1,389 apartments, 24 buildings
 - These buildings are over 50 years old
- **Address significant capital needs at Bayside**
 - \$161 million over the next 15 years
- **Ensure rights of residents remain in line with public housing residents**

Improvements: *Anticipated Scope of Work*



- Apartment Interiors (Kitchens, Bathrooms)
- Safety / Security (Layered Access, Lighting)
- Lobbies and Entrance Ways
- Elevators
- Roofs & Building Envelope
- Boilers
- Resiliency

- ❖ **YOUR input** will be important to shape priorities as NYCHA continues to work to secure funding.
- ❖ Scope of Work cannot be finalized until financing is confirmed and committed.



New York City Case Study

Before RAD

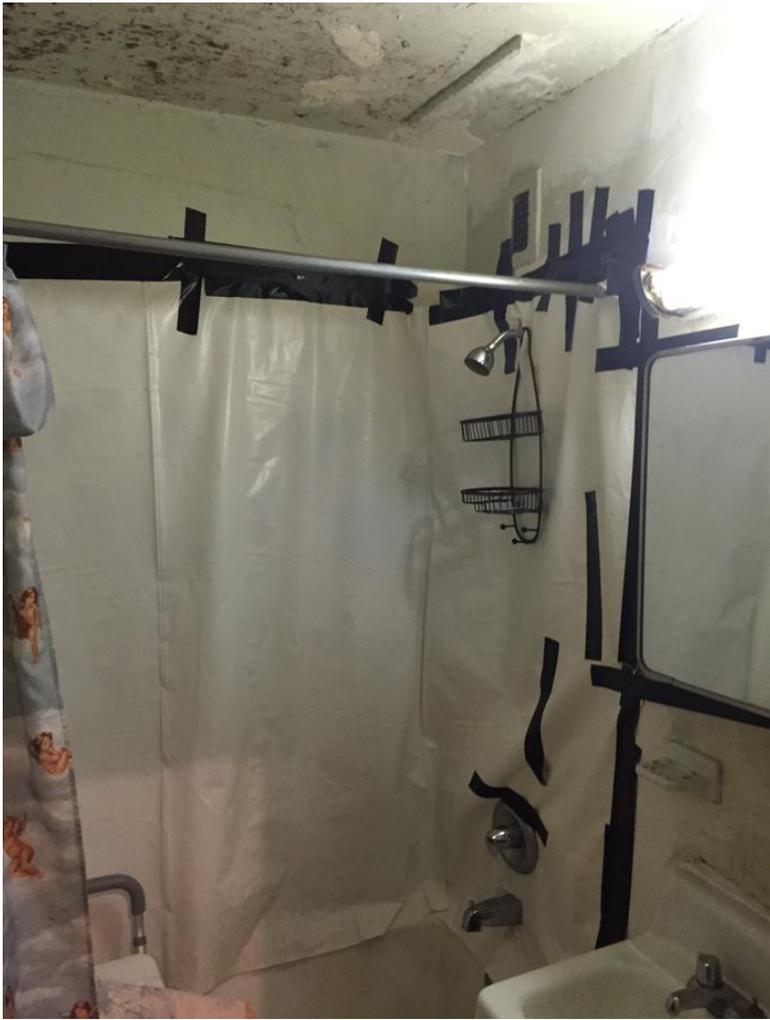


After RAD



New York City Case Study

Before RAD



After RAD



Resident Protections & How Section 8 Impacts You

	Before Conversion: Public Housing	After Conversion: Section 8 RAD Vouchers
<u>Rent</u> : You do not have to pay more than 30% of their household income	✓	✓
Initial Income Eligibility	< 80% of AMI	Existing public housing residents, regardless of income.
Right to Return after rehab complete	✓	✓
Tenant Screening	N/A	No re-screening upon conversion.
Choice Mobility	N/A	You may take vouchers to another unit after 12 months.
<u>TAs & NYCHA Programs</u> : establish/operate Tenant Associations; TPA funds; participate in ROSS-SC	✓	✓
<u>Grievance Procedures & Eviction Notification</u> : tenants receive 1-month notice, followed by grievance procedures	✓	✓
<u>Lease Renewal</u> : leases are renewed based upon good standing criteria	✓	✓

Section 3 Overview: *economic opportunities generated by HUD-assisted projects*



Objectives at Ocean Bay:

- Contractors required to ensure at least **30% of new hires** are qualified Section 3 residents
- Ocean Bay residents are first tier priority for referral, followed by other NYCHA residents and low-income persons from the surrounding area.

How to Ensure you are Qualified

- Attend a REES information session to **register** your interest in Section 3 opportunities.
- Section 3 jobs have a variety of skill set requirements. NYCHA provides **hands-on construction training** through its Resident Training Academy.
- Local services are available through REES partner Ocean Bay CDC who offers direct workforce development preparation.
- Additional information can be found online at www.opportunitynycha.org



Before RAD

vs. After RAD



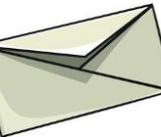
Public housing subsidy
uncertainty



Housing authority cannot
borrow money to perform
repairs



Repairs and
improvements **dependent**
on available funding



You do not have to pay
more than 30% of their
household income



You cannot move without
losing assistance



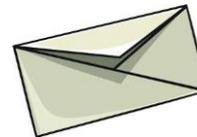
Section 8 funding
stability



Housing authority can
borrow money to perform
repairs



Repairs and
improvements required
as part of RAD transition

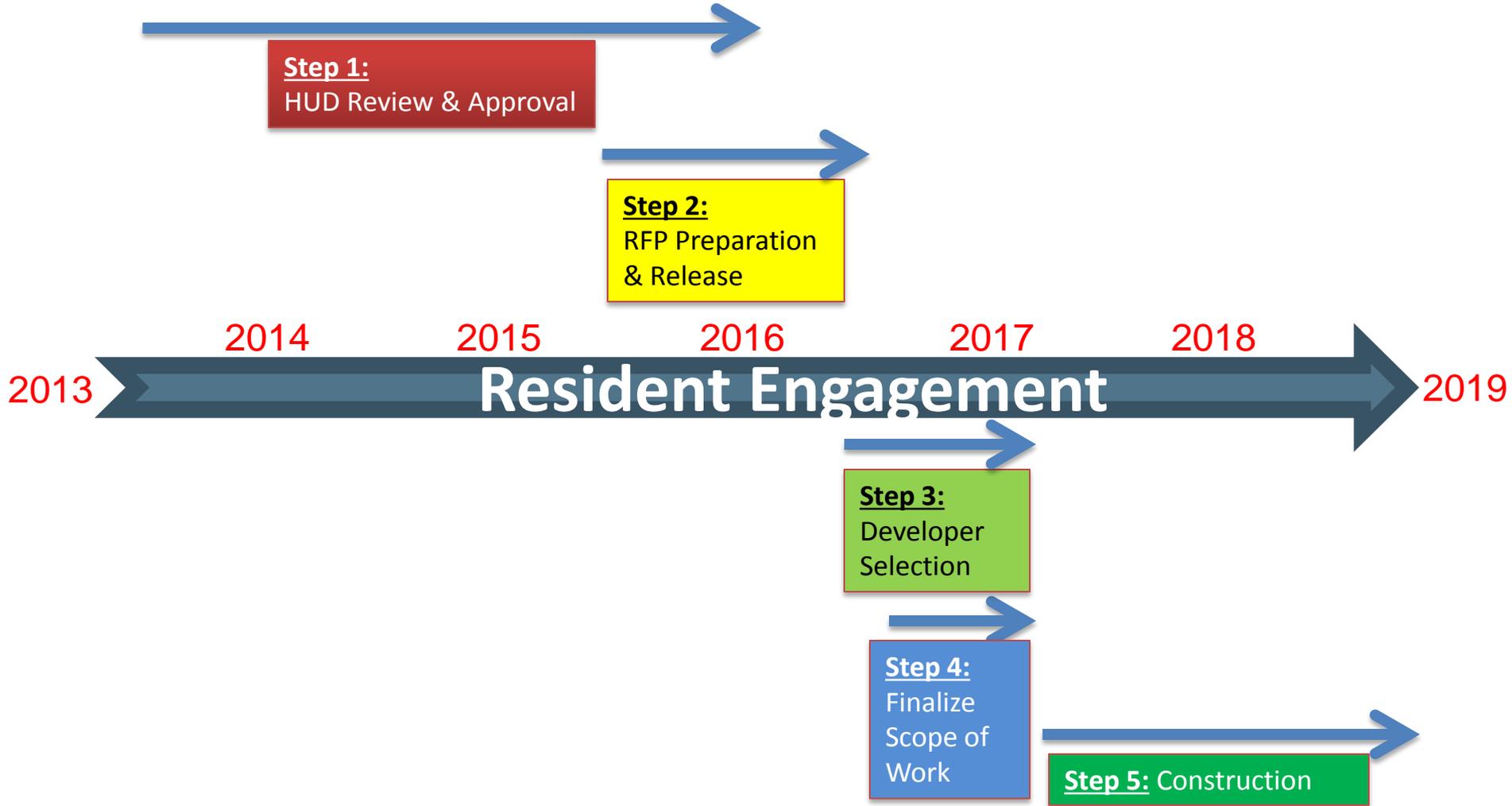


You do not have to pay
more than 30% of their
household income



You may elect to move
after 1 year & can keep
Section 8 voucher

RAD Project Steps



Q & A

